

1 BILL NO. R-84-09-16

2 DECLARATORY RESOLUTION NO. R-115-84

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Eliza Hanna Senior's Addition E. 40
13 Lot 188 + All lots 189, 190, 191,
14 Lots 214 thru 236 and lot 251 and
15 Vac. St. and Alley;

16 said property more commonly known as 1100 Block of Hayden Street,
17 Fort Wayne, Indiana;

18 WHEREAS, recommendations have been received from the
19 Committee on Finance and the Department of Economic Development
20 concerning said Resolution;

21 WHEREAS, notice of the adoption and substance of said
22 Resolution has been published in accordance with I.C. 5-3-2 and
23 a public hearing has been conducted on said Resolution;

24 WHEREAS, if said Resolution involves an area that has
25 already been designated an allocation area under I.C. 36-7-14-39,
26 the Fort Wayne Redevelopment Commission has adopted a Resolution
27 approving the designation.

28 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
29 THE CITY OF FORT WAYNE, INDIANA:

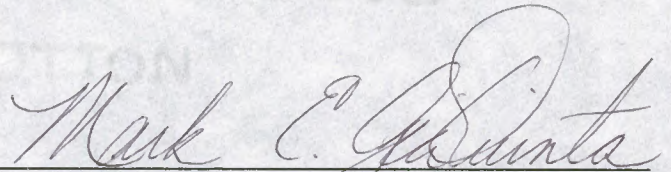
30 SECTION 1. That, the Resolution previously designating
31 the above described property an "Economic Revitalization Area" is
32 confirmed in all respects.

SECTION 2. That, the above described property is here-
by declared an "Economic Revitalization Area" pursuant to I.C. 6-

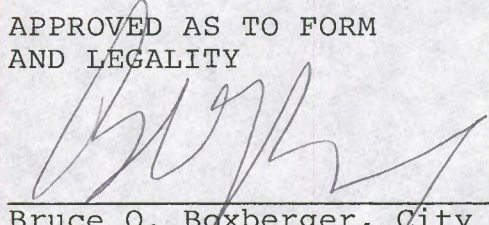
1 Page Two

2
3 1.1-12.1, said designation to begin on the effective date of this
4 Resolution and continue for one (1) year. Said designation shall
5 terminate at the end of that one (1) year period.

6 SECTION 3. That this Resolution shall be in full force
7 and effect from and after its passage and any and all necessary
8 approval by the Mayor.

9
10 
11 Councilmember

12 APPROVED AS TO FORM
13 AND LEGALITY

14 
15 Bruce O. Boxberger, City Attorney
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Read the first time in full and on motion by GiaQuinta, seconded by Talarico, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Thursday, the 25th day of September, 19 84, at 7:15 o'clock P..M., E.S.T.

DATE: 9-25-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Meri Quintan, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 10-9-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (ZONING MAP) ORDINANCE (RESOLUTION) NO. R-115-84 on the 9th day of October, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. E. E.
PRESIDING OFFICER

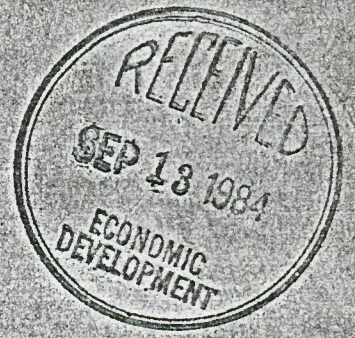
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of October, 19 84, at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of October, 19 84, at the hour of 2:00 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

RECEIVED AUG 1984



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-NEW MANUFACTURING EQUIPMENT-

This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant PRT Corporation
2. Owner(s) Flashfold Carton, Inc.
3. Address of Owner(s) 1140 Hayden Street
P.O. Box 11467
Fort Wayne, Indiana 46858
4. Telephone Number of Owner(s) (219) 423-9431
5. Relationship of Applicant to Owner(s) if any Wholly owned subsidiary
6. Address of Applicant Same as owner
7. Telephone number of Applicant (219) 423-9431
8. Address of Property Seeking Designation 1100 Block of Hayden Street
9. Legal Description of Property Proposed for Designation (may be attached) Eliza Hanna Senior's Addition E. 40 Lot 188 + All lots
189, 190, 191, Lots 214 thru 236 and lot 251 and Vac. St. and Alley

10. Township Wayne
11. Taxing District Wayne/Allen
12. Current Zoning M-1 light industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Manufacturing of folding paper
cartons / one section is vacant lot
- b. What is the condition of any structures on property? Fair to
good
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate Unknown
16. Amount of Personal Property Taxes Owed During the Immediate Past Year
\$21,171.64
17. Description of New Manufacturing Equipment to be installed on the Real Estate Paperboard printing machines, cutting and creasing machines and folding
and gluing machines
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment?
Possibly 1 1/2 - 5 years
- b. When is installation expected to be completed?
19. Cost of new manufacturing equipment? \$ 100,000 - \$300,000 per machine

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? X Yes No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? See 21 (c)

b. What is the nature of those jobs? Machine operators, general laborers, warehousemen, office clerks.

c. Anticipated time frame for reaching employment level stated above? Approximately 15 jobs will be created by the expansion of our plant at 1140 Hayden St. by October 1984. The applied for property is an integral part of this expansion.

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None
 Known Of.

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Property is located in an area which contains many vacant or dilapidated structures. No new construction has been done in this area for several years.

24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Will supplement the
development of commercial property and create new jobs.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval? Yes X No

27. Financing on Project

What is the status of financing connected with this project?

Financing is available through a local bank. EDC bonds to be issued in 1985.

I hereby certify that the information and representation on this Application are true and complete.

PRT CORPORATION
Signature(s) of Owners

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Equipment to be installed: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing _____

Approved or Denied? Date: _____

Allocation Area: _____

RECEIVED AUG 9 1984



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant PRT Corporation
2. Owner(s) Flashfold Carton, Inc.
3. Address of Owner(s) 1140 Hayden Street
P.O. Box 11467
Fort Wayne, Indiana 46858
4. Telephone Number of Owner(s) (219) 423-9431
5. Relationship of Applicant to Owner(s) if any Wholly owned subsidiary
6. Address of Applicant Same as owner
7. Telephone number of Applicant (219) 423-9431
8. Address of Property Seeking Designation 1100 Block Hayden Street
9. Legal Description of Property Proposed for Designation (may be attached) Eliza Hanna Senior's Addition E. 40 Lot 188 and All lots
189, 190, 191, Lots 214 thru 236 and Lot 251 and Vac. St. and Alley
10. Township Wayne
11. Taxing District Wayne/Allen

12. Current Zoning M-1 light industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Manufacturing of folding paper cartons/
one section is vacant lot
- b. What Structure(s) (if any) are on the property? One manufacturing
facility, one finished goods warehouse
- b. What is the condition of this structure/these structures? fair to good condition
15. Current Assessed Value of Real Estate
- a. Land \$31,900
- b. Improvements \$123,500
16. Amount of Total Property Taxes Owed During the Immediate Past Year
\$11,822.20
17. Description of Proposed Improvements to the Real Estate
New warehouse to be constructed and vacant lot to be converted to
parking area
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
late 1984
- b. When is completion expected? by 1985
19. Cost of Project (not including land costs) \$250,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Estimated 15

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Additional manufacturing, warehouse, and clerical personnel.

c. Anticipated time frame for reaching employment level stated above?

1986

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) _____

None aware of

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Property is located in an area which contains many vacant

or dilapidated structures - No new construction has been done in this area for several years.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Will supplement the development of commercial property and create new jobs.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

Financing arranged through and local bank. EDC bonds to be issued in 1985.

I hereby certify that the information and representation on this Application are true and complete.

PRT CORPORATION

Signature(s) of Owners

Wm. L. Llewellyn

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

BILL NO. R-84-09-16

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN
~~ORDINANCE~~ A DECLARATORY RESOLUTION confirming the designation of
an "Economic Revitalization Area" under I.C. 6-1.1-12.1
(Flashfold Carton, Inc.- 1100 Block of Hayden Street, Fort Wayne, IN)

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

CONCURRED IN 10-9-84
SANDRA E. KENNEDY, CITY CLERK

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution03-84-09-16DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Flashfold
Carton, Inc.)

EFFECT OF PASSAGE A firm already established in this community will con-
struct a new warehouse and a vacant lot will be converted to parking
area supplementing the development of commercial property and creating
new jobs.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$250,000.00, approximately

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

September 26, 1984

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of September 29, 1984, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolutions

Bill No. R-84-09-17 & R-84-09-18
Bill No. R-84-09-15 & R-84-09-16
Bill No. R-84-09-13 & R-84-09-14

Please send us 4 copies of each of the above of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 3

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-84-09-15 AND R-84-09-16)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on September 25, 1984,
date
designating property at Flashfold Carton, Inc. - 1100 Hayden Street,
Fort Wayne, Indiana

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, October 9, 1984, at 7:15 o'clock
date, time & place
Council Conference Room 128 - City-County Building, One
Main Street, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines	4
Body number of lines	17
Tail number of lines	2
Total number of lines in notice	23

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ cents per line	\$ 6.90
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra	1.00
TOTAL AMOUNT OF CLAIM	\$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Rose
Date Sept. 29, 19 84 Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 9/29/84
Subscribed and sworn to me before this 29th day of September 19 84
Anne M. Perkins Notary Public
My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-84-09-15 AND R-84-09-16)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on September 25, 1984, designating property at Flashfold Carton, Inc. - 1100 Hayden Street, Fort Wayne, Indiana an Economic Revitalization Area. A description of the effected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, October 9, 1984, at 7:15 P.M. o'clock, Council Conference Room 128 - City County Building, One Main Street, Fort Wayne, IN.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk
9-29

Fort Wayne Common Council
(Governmental Unit)
Allen
County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines4

Body number of lines17

Tail number of lines2

Total number of lines in notice23

COMPUTATION OF CHARGES

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cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point

Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Title CLERK

Date Sept. 29, 1984

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 9/29/84

Subscribed and sworn to me before this 29th day of September 1984

Anne M. Perkins Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-84-09-15 AND R-84-09-16)
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Sandra E. Kennedy
City Clerk

9--29